

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

IN RE:)
)
Alberta L. Cherekpo,) Case No. 23-22617 CMB
 Debtor) Chapter 13
) Docket No. 49
Alberta L. Cherekpo,)
 Movant)
)
vs.)
)
Ally Financial, Duquesne Light Company, Ford)
Motor Credit Company, LLC, Huntington National)
Bank, Jefferson Capital Systems, LVNV Funding,)
Lincoln Automotive Services, PNC Bank, PA Dept.)
of Revenue, Peoples Natural Gas, Regional)
Acceptance Corporation, Santander Consumer)
USA, UPMC Physician Services, Office of the US)
Trustee, and Ronda Winneccour, Trustee,)
 Respondents)

ENTERED BY DEFAULT

ORDER APPROVING RETENTION OF REALTOR/BROKER

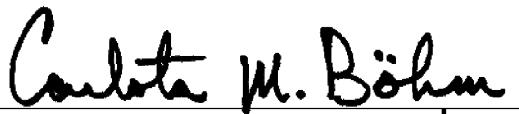
AND NOW, to wit, this 11th day of October, 2024, upon

consideration of the *Application to Employ Realtor to Sell Debtor's Real Property*, it is

ORDERED, ADJUDGED and DECREED as follows:

1. The above referenced Application is hereby approved as of the date the Application was filed.
2. Tarasa Hurley, and River Point Realty LLC, 7112 Church Avenue, Ben Avon, PA 15202, is hereby appointed as *Realtor* in this bankruptcy proceeding pursuant to the terms described in the Listing Agreement attached to the Application for the purpose of acting as the Movant's agent in connection with the sale of real estate located at 123 Oliver Drive, White Oak, PA 15131. A realtor commission in the amount of 3% or \$3,000.00, whichever is greater, plus \$600.00 is tentatively approved, subject to final Court order.

3. Professional personals or entities performing services in the above case are advised that approval of fees for professional services will be based on other factors as well including results accomplished, the time and labor reasonably required by the professional to perform the task(s) involved, the customary fee for similar services, the time limitations imposed by the retention or the circumstances encountered while performing the services, the relationship of the services, if any, to the ultimate bid amount for the subject property, and the extent and nature of awards in similar cases.
4. Approval of any application for appointment of a professional in which certain fees are requested is not an agreement by the Court to allow such fees in the requested amount. Final compensation, as awarded by the Court after notice and hearing, may be more or less than the requested amount based on application of the above criteria.
5. Applicant shall serve the within Order on all interested parties and file a certificate of service.


Honorable Judge Carlota M. Bohm dmr
U.S. Bankruptcy Judge

CC: **Ronda J. Winnecour, Trustee**
Alberta L. Cherepko, Debtor
Kenneth Steidl, Counsel for the Debtor
Tarasa Hurley and River Point Realty LLC
Office of the U.S. Trustee

FILED
10/11/24 12:06 pm
CLERK
U.S. BANKRUPTCY
COURT - WDPA

In re:
Alberta L. Cherekko
Debtor

Case No. 23-22617-CMB
Chapter 13

District/off: 0315-2
Date Rcvd: Oct 11, 2024

User: auto
Form ID: pdf900

Page 1 of 2
Total Noticed: 2

The following symbols are used throughout this certificate:

Symbol Definition

- + Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 13, 2024:

Recip ID	Recipient Name and Address
db	+ Alberta L. Cherekko, 123 Oliver Drive, White Oak, PA 15131-1941
r	+ Tarasa Hurley, River Point Realty LLC, 7112 Church Avenue, Ben Avon, PA 15202-1812

TOTAL: 2

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Oct 13, 2024

Signature: _____
/s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 11, 2024 at the address(es) listed below:

Name	Email Address
Denise Carlon	on behalf of Creditor PNC BANK NATIONAL ASSOCIATION dcarlon@kmllawgroup.com
Jeffrey Hunt	on behalf of Creditor Peoples Natural Gas Company LLC ecfpeoples@grblaw.com PNGbankruptcy@peoples-gas.com
Kenneth Steidl	on behalf of Debtor Alberta L. Cherekko julie.steidl@steidl-steinberg.com ken.steidl@steidl-steinberg.com;ifriend@steidl-steinberg.com;asteidl@steidl-steinberg.com;todd@steidl-steinberg.com;rlager@steidl-steinberg.com;awerkmeister@steidl-steinberg.com;amattish@steidl-steinberg.com
Keri P. Ebeck	on behalf of Creditor Duquesne Light Company kebeck@bernssteinlaw.com btemple@bernssteinlaw.com;aepiscopo@bernssteinlaw.com;kebeck@ecf.courtdrive.com;agilbert@bernssteinlaw.com

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User: auto

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ustpregion03.pi.ecf@usdoj.gov

Ronda J. Winnecour

cmevf@chapter13trusteewdpa.com

TOTAL: 6